

CITY of SOUTH LAKE TAHOE

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	22,850
Annual Single-Family Units Permitted (1996-98, Avg.):	39
Annual Multi-Family Units Permitted (1996-98, Avg.):	16
Total Annual Residential Units Permitted (1996-98, Avg.):	55

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	Y
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	N	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: -TRPA¹ reduces impact fees for sr hsg
-city reduces sr hsg for: sewer, water, planning review & envt'l fees

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

-TRPA Env'tl Carrying Capacity Study (1986) - water and air quality fees
-City Council Resolution (1993) - upadate of departmental fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

No - city does not allow subdivisions of land and tract style housing and thus has no pricing structure for this type of development

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?

Yes

ii. Expected Location of Model in this Jurisdiction:

Tahoe Keys Drive @ Venice Drive

iii. Expected Environmental Assessment Determination:

Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-best land management practices expected; on-site drainage; paved driveway; snow storage easements
-Common Amenities / Open Space:	-70% of site left as natural open space
-Project Management Requirements:	-none
-Typical Reporting	-none - already completed for Tahoe Basin by TRPA

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.90
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Model	218,590

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
Allocation to Build Application/Permit	flat		300
Planning Dept Deposit	deposit against building fees		1,000
TRPA New Single Family Residence Review	flat (hearing officer)		570
TRPA SF Dwelling Application	flat		415
Subtotal Planning Fees			2,285

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1.8% of val'n	3935-1000 deposit at planning stage	2,935
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.86	22
Site Assessment	flat	260	260
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Subtotal Plan Check, Permit & Inspection Fees			3,217

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.93 / sf	4,825	4,825
TRPA Air Quality Mitigation Fee	240 flat per trip	2,400	2,400
TRPA Water Quality Mitigation Fee	1.34/sf	2693 (based on 2010 sf)	2,693
TRPA Excess Coverage Mitigation Fee	flat		100
TRPA Best Management Practice Fee	flat		2,500
TRPA Offsite Coverage Mitigation Fee	5/sf of lot coverage area (based on 2010 sf)		10,050
Provider - Electricity Connection Fee (meter)	flat per meter	25	25
Provider - Gas Connection Fee	flat per	25	25
So. Tahoe PUD - Sewer & Water Connec'n Fee	flat per unit	8,400	8,400
Subtotal Infrastructure, Impact & District Fees			31,018

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	36,520
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? Yes - but project model is far too large for jurisdiction

ii. Expected Location of Model in this Jurisdiction: Ski Run Road @ Pioneer Trail

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-best land management practices expected; 1/2 street, curb, gutter, sidewalk, infrastructure, utility undergrounding, on-site drainage, 20' landscaping, fencing, snow storage easements, bus stop
-Internal Site Improvements:	-no dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, curbs, gutters, sidewalks, snow storage easements, shared parking lots
-Common Amenities / Open Space:	-70% of site left as natural open space
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-geotechnical, seismic, traffic, parking, lighting & glare, hydrology & drainage, cultural resources, energy, water quality, aesthetic scenic analysis, ridge line analysis, photo simulation of project

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	83.90
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	88,320
Total Valuation per 45 Unit Multi-Family Development Model	3,974,400

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		1,645
Zone Change Application Fee	flat		1,750
Planned Development Use Permit Fee	flat		950
Design Review (staff)	flat		745
Environmental Assessment / Neg Dec Fee	flat		530
Plan Area Statement Amendment	flat		970
Transfer of Existing Development Rights	flat per unit		15,075
TRPA New Multi Family Residence Review	flat (hearing officer)		780
TRPA Multi Family Dwelling Application	1125 flat + 30/unit		2475
Subtotal Planning Fees			19,830

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1.8% of val'n	1,590	71,550
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	8.83	397
Site Assessment	flat		260
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Subtotal Plan Check, Permit & Inspection Fees			72,207

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.93 / sf	1,930	86,850
TRPA Air Quality Mitigation Fee	6.47 trips @ 240/trip	1552.80	69,876
TRPA Water Quality Mitigation Fee	1.34/sf	1206 (based on 900 sf/unit)	54,270
TRPA Best Management Practice Fee	2500 flat x 110%	2,750	123,750
TRPA Offsite Coverage Mitigation Fee	5/sf of lot coverage area (based on 900 sf/unit)		202,500
Provider - Electricity Connection Fee (meter)	flat per meter	25	1,125
Provider - Gas Connection Fee	flat per	25	1,125
So. Tahoe PUD - Sewer & Water Connec'n Fee	per project calculation		282,320
Subtotal Infrastructure, Impact & District Fees			821,816

ix. Totals

Total Fees for 45 Unit Multi-Family Development Model (total of subtotals above)	913,853
Total Fees per Unit (total from above / 45 units)	20,308

Notes: ¹TRPA: Tahoe Regional Planning Agency.